



MIXED USE INVESTMENT OPPORTUNITY

Crawford House 19 & 21 Burton Street, Melton Mowbray, Leicestershire, LE13 1AE

FOR SALE FREEHOLD GUIDE PRICE £360,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**Crawford House 19 & 21 Burton Street
Melton Mowbray
Leicestershire
LE13 1AE**

An attractive mixed-use freehold investment on Burton Street, Melton Mowbray comprising a ground floor commercial unit (tenanted) with three self-contained residential accommodation (two tenanted) over first and second floors, situated in a prominent and characterful period building.

Burton Street is a well-situated thoroughfare within the market town of Melton Mowbray, located just a short distance from the town centre. The street forms part of a network of roads linking the historic core known for its traditional market and independent retailers with surrounding residential areas.





LOCATION

Melton Mowbray itself lies in north-east Leicestershire, approximately 20 miles from Leicester and within easy reach of Nottingham and Grantham. The town is well known for its rural setting in the Vale of Belvoir, offering a blend of countryside surroundings and strong local amenities.

Burton Street benefits from a central and accessible position, with good pedestrian and vehicular connectivity. It is within walking distance of shops, cafes, and services, as well as Melton Mowbray Railway Station, which provides regular services to Leicester, Nottingham, and beyond.

Overall, the location offers a balance of town centre convenience and regional accessibility, making it attractive to both commercial occupiers and residential tenants.

INVESTMENT POTENTIAL

A rare investment opportunity to acquire this substantial freehold grade II listed period building situated in the heart of Melton Mowbray comprising of one retail unit and three individual self contained apartments above.

The buildings have a mixture of original single glazed timber sash windows and some later timber windows to the rear. One residential apartment is currently vacant and in need of renovation to include windows, fixtures, decoration, flooring and a central heating system, the other 2 are currently tenanted on assured period tenancies (as of 1st May 2026).

The building does not come with any off street parking.

Guide Price £360,000 – Freehold mixed-use investment located on Burton Street, Melton Mowbray

Ground floor commercial premises fully let on a 3-year lease, providing immediate rental income

Established tenant currently operating from a well-presented retail/salon unit with prominent frontage

First and second floor three self-contained flats, 2 tenanted providing immediate rental income, one vacant



- **Dual-income potential from commercial and residential elements**
- **Characterful period property with strong street presence**
- **Separate access to upper floors (potential for independent residential letting)**
- **Attractive yield opportunity with scope for rental growth**
- **Character period building with attractive brick façade and large display windows**
- **Potential to enhance rental returns through refurbishment or active asset management**
- **Positioned in a central, high-footfall location close to local amenities**

GROUND FLOOR - COMMERCIAL UNIT

The property is one of many Grade II Listed buildings in this charming street sitting conveniently amongst other established businesses. On entering the property there are 2 front reception areas both with bay fronted windows and a room for storage.

Corridor leading to the back of the property which consists of a small kitchen, WC facilities and storage area.

Built Frontage: 31' 6" (9.6m)

Shop Width: 30 ft (9.14m)

Shop Depth: 21 ft (6.4m) into bays

Sales Area: 520 sq. ft. (48.3 sq. m) fitted with wood effect laminate flooring, two electric blower heaters, pendant lighting, security alarm and CCTV.

Rear Storage, Kitchen (60 sq. ft.)

W.C. with shelving and wash basin.



- **Well-presented retail/salon premises**
- **Large display windows offering excellent frontage and visibility**
- **Open-plan layout with treatment/retail areas**
- **Ancillary space including storage and WC facilities**
- **Let on a 3-year lease (terms available upon request)**
- **Producing immediate rental income**

FIRST FLOOR & SECOND FLOOR - RESIDENTIAL ACCOMMODATION

21a Burton Street :

A one bedroom first floor apartment currently achieving a rent of £385 PCM (£4,620 PA) on an assured periodic tenancy.

The property comprises of bedroom, bathroom, sitting room, kitchen and small entrance hall area. Hallway with door to a large sitting room comprising of ornamental fire, sash window to front and radiator. The bedroom comprises of original ornamental fire with sash window to front, radiator. The kitchen comprises of a range of eye and base level units and cupboard housing a Worcester Bosch gas fired combination boiler. The bathroom has ceramic sink and low flush WC, bath and radiator.

21b Burton Street :

A two bedroom second floor apartment that is currently vacant and in need of renovation.

All timber single glazed windows and no central heating. The apartment requires extensive renovation throughout however upon renovation the property would achieve a rent in the region of £725 PCM - £750 PCM. The property comprises of entrance hall with large store cupboard, breakfast kitchen, sitting room and two double bedrooms.

21c Burton Street :

This is a three storey one bedroom property currently achieving a rent of £395 PCM (£4,740 PA) on an assured periodic tenancy.

The property benefits from gas fired heating and a mixture of uPVC and original timber single glazed windows. Entrance hall with radiator and stairs to first floor, kitchen with range of eye and base level units with Worcester Bosch gas combination boiler and a radiator, the bedroom comprises of radiator, bathroom with low flush WC, sink, enamelled bath and radiator. Sitting room located on the first floor with three storage cupboards and radiator.

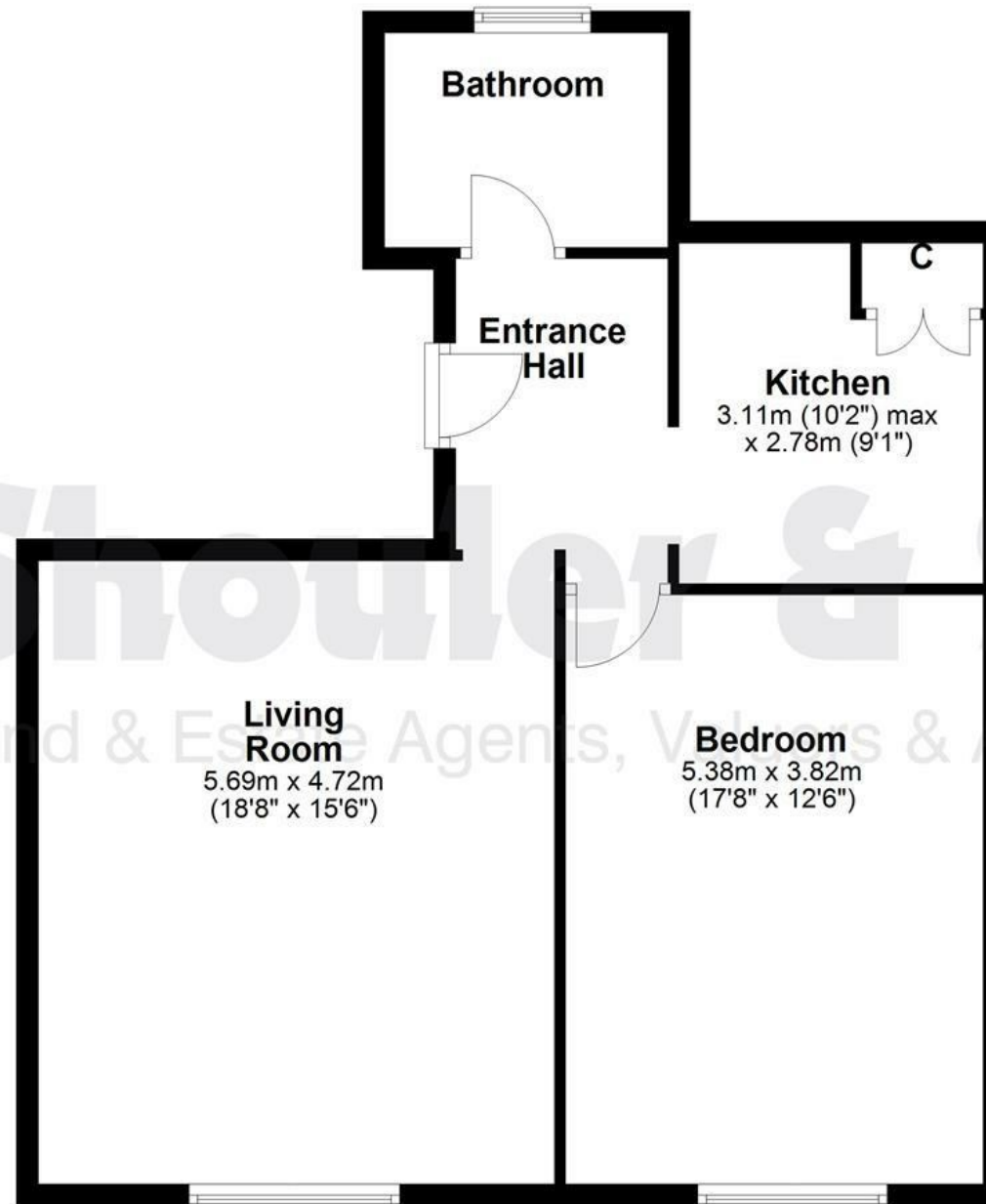


- Accessed via separate entrance
- Arranged over two upper floors
- Configured as three self-contained flats (two tenanted)
- Period features including sash-style windows and generous ceiling heights
- Opportunity to modernise and enhance rental value

Flat 21a Burton Street

First Floor

Approx. 68.1 sq. metres (733.1 sq. feet)

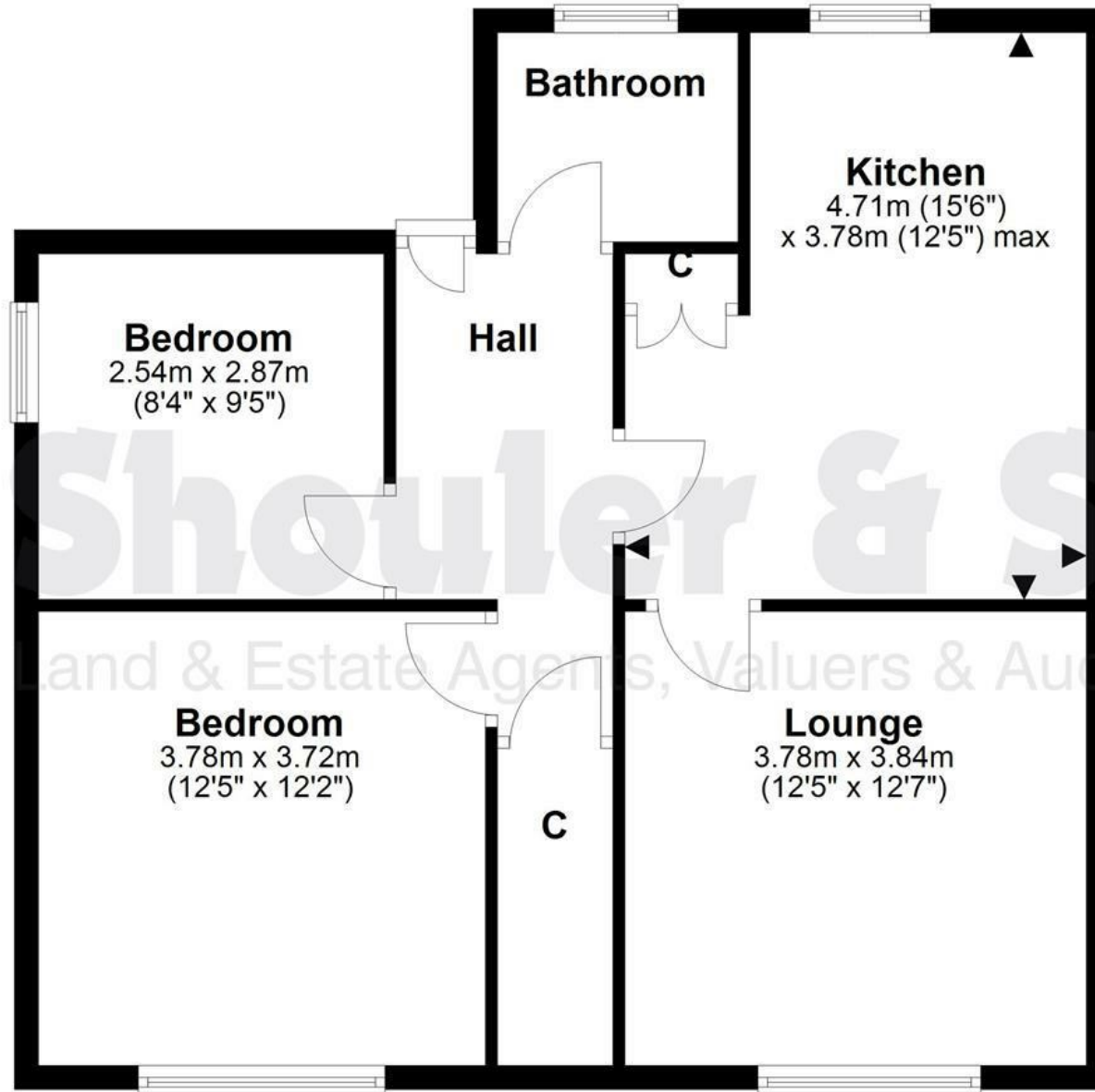


DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.

Flat 21b Burton Street

Second Floor

Approx. 66.9 sq. metres (719.6 sq. feet)

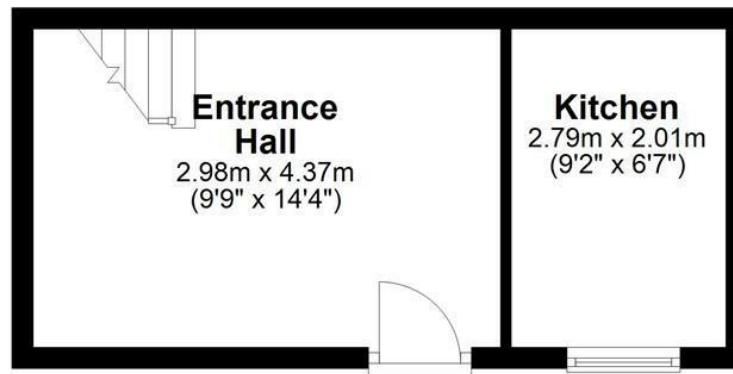


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Flat 21c Burton Street

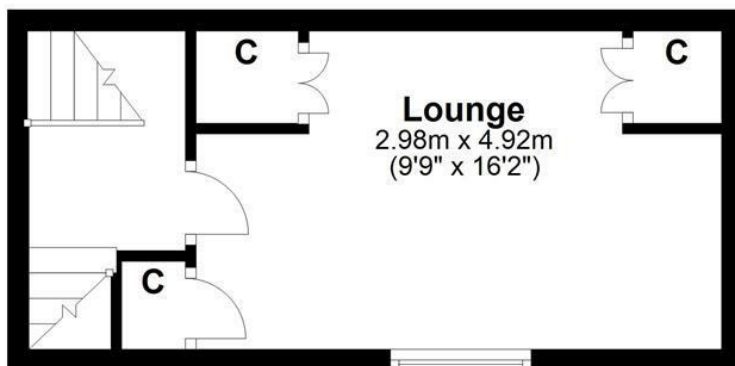
Ground Floor

Approx. 18.9 sq. metres (203.6 sq. feet)



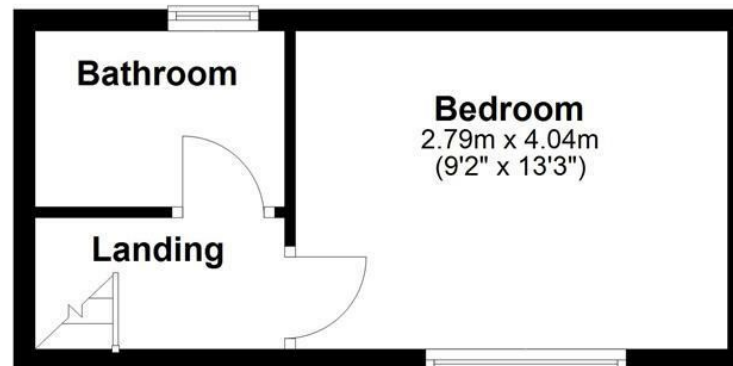
First Floor

Approx. 19.3 sq. metres (207.6 sq. feet)

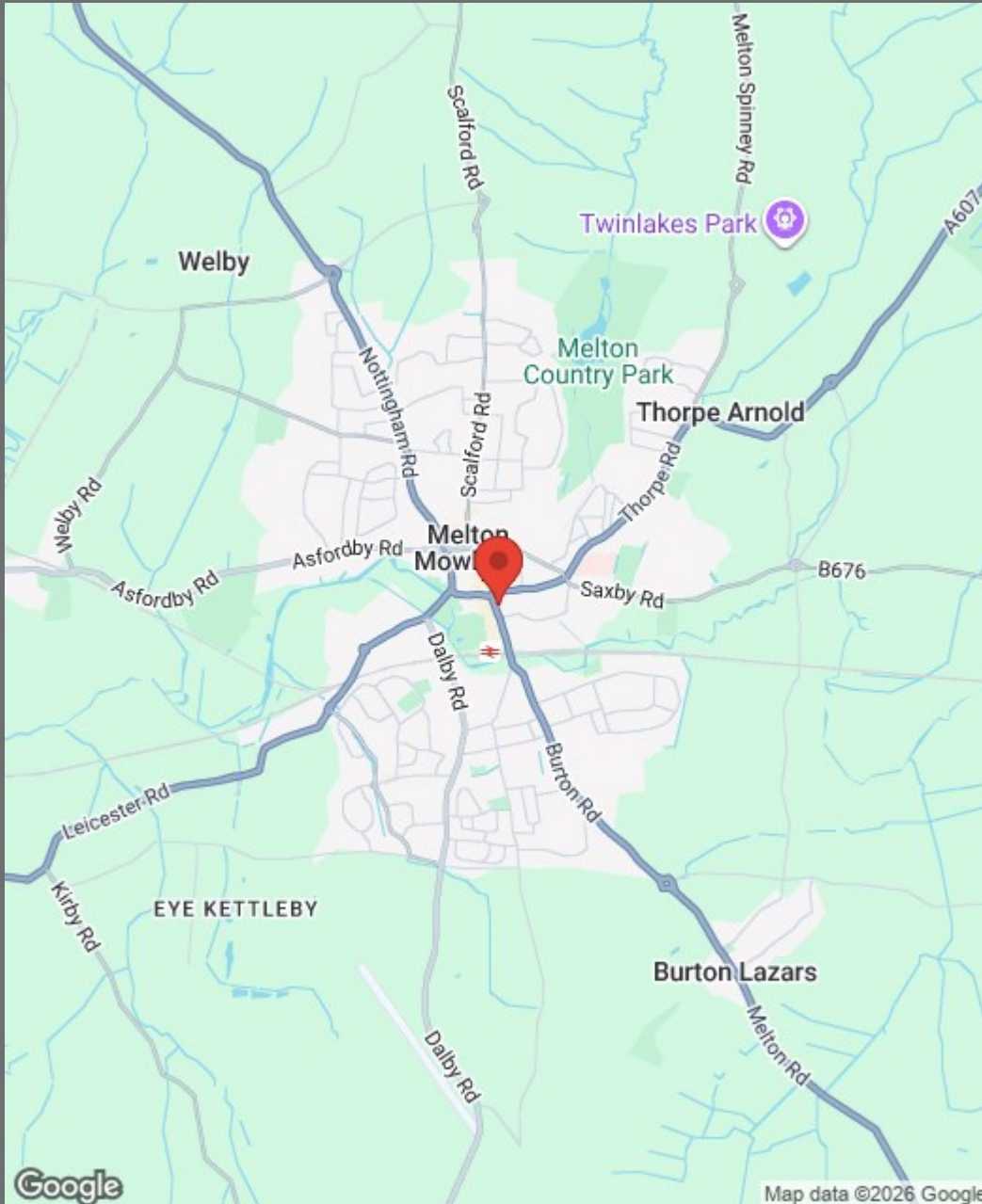


Second Floor

Approx. 18.5 sq. metres (199.7 sq. feet)



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GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. [Tel:](tel:01664560181) (01664) 560181 Option 5 Commercial

VAT: VAT is not currently payable on the purchase price

SERVICES: Mains electricity, water and drainage. The agent has not tested the services or installations.

EPC: TBC

FLOOR PLANS ARE NOT INCLUSIVE OF STAIRWELLS & LANDINGS

- ONE OF A KIND RARE INVESTMENT OPPORTUNITY
- CENTRAL PREMIER LOCATION
- LOCATED OPPOSITE CHURCH
- TWO TENANTED APARTMENTS WITH ANNUAL RENTAL INCOME OF £9,360
- ONE VACANT APARTMENT
- APARTMENTS IN NEED OF MODERNISATION
- COMMERCIAL PREMISES WITH TENANT ANNUAL RENTAL INCOME OF £7,500
- FREEHOLD
- NO ONWARD CHAIN



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